

"Enabling persons with disabilities to live with dignity and independence within their communities."

What is the 811 PRA¹ Program? A HUD program that promotes the creation of integrated permanent supportive housing units. The PRA option helps communities systematically and efficiently create integrated and highly cost-effective supportive housing units in affordable rental housing developments.

Who is an 811 eligible tenant? An Extremely Low Income adult with a disability, age 18-61, who is eligible for community-based long-term services, and is (i) eligible under the State's Settlement Agreement with SPMI² or (ii) eligible for MFP³ which includes adults with intellectual, developmental or physical disabilities.

What properties can receive 811 tenants? Selected tax credit multifamily properties must not have any restrictions for Persons with Disabilities or the elderly; have a maximum of 11 units suitable for 811 tenants; and preferably be convenient to services, transportation and commerce. No more than 20% of a property's total units can be set aside for Persons with Disabilities.

What is an 811 eligible unit? Any unit that does not already have a project based rental subsidy can be eligible for an 811 tenant. Most units will be 1 or 2 BR.

What are the use restrictions for the unit? PRA units must be operated as supportive housing for Persons with Disabilities for not less than 30 years.

What are the terms of the PRA contract? HUD's PRA contract will have a term of not less than 20 years. The contract provides funding for 5 years, with renewal funding subject to appropriation.

Quick Facts:

Target Units:	Unsubsidized 50% & 60% units
Target Properties:	Post 1978, Family, HUD assisted, not restricted for Persons with Disabilities
Units per property:	< 20% of total units set aside for Persons with a Disability
RAC:	20 yr. term, 30 yr. use restriction
Target Cities:	Columbus, Macon, Savannah, Atlanta, Rome, & Augusta

How do 811 tenants get matched to units? Properties with an available 811 eligible unit will contact DCA and we will refer individuals who have been identified to be 811 eligible. The property manager will proceed with the property tenant selection screening process to determine whether the individual is qualified to live in the property. DCA will be notified of the outcome.

How long must an 811 eligible unit be held if no eligible tenant is referred by DCA? Referrals are allowed 10 days to visit and apply on site. If no one is on the waiting list for that location, the unit will be released. The unit can be leased to a non-811 tenant with the next available unit of similar type being held for an 811 tenant.

What is the 811 rent? The 811 PRA will pay the difference between 30% of the 811 tenant income and a rent commensurate with 50% or 60% of the local AMI less any applicable utility allowance. (limited by HUD's FMR)

How are services provided to 811 tenants? DBHDD⁴ and DCH⁵ are coordinating efforts on a state and local level to consistently provide quality support services to all 811 eligible individuals who request them.

What does the Owner have to do? Once the RAC⁶ is signed, the owner will get technical support, if needed to access and administer the 811 units in TRACS⁷. All 811 tenants must be screened through the HUD EIV⁸ system. This will ensure timely monthly payments to owner. A specific HUD approved lease is required for 811 tenants.

Where do we send notification of a vacancy?
811vacancy@dca.ga.gov

¹ PRA – Project Rental Assistance

² SPMI – Severe and Persistent Mental Illness

³ MFP – Money Follows the Person

⁴ DBHDD – GA Department of Behavioral Health and Developmental Disabilities

⁵ DCH – GA Department of Community Health

⁶ RAC – Rental Assistance Contract

⁷ TRACS – Tenant Rental Assistance Certification System

⁸ EIV – Enterprise Income Verification system